

**WRITTEN QUESTION TO THE MINISTER FOR TREASURY AND RESOURCES
BY THE DEPUTY OF ST. PETER
ANSWER TO BE TABLED ON TUESDAY 26th FEBRUARY 2019**

Question

Further to the response to Written Question 74/2019, will the Minister, as shareholder representative, provide the following information from Andium Homes in respect of the Ville du Manoir housing project –

- (a) whether any land is to be acquired as part of the project and, if so, what the cost of any such acquisition is anticipated to be;
- (b) whether any provision will be made for infrastructure and services to support the development and, if so, what the estimated costs of such provision are; and
- (c) whether any contractual relationship exists between Andium Homes and the owners of the land to be developed and, if so, what is the nature of that relationship?

Answer

Andium Homes have provided the following response:-

- a. Yes the land is to be acquired by Andium Homes subject to planning approval for the development of the homes. The cost to be paid for the land is dependant on the timing of the project and cannot be disclosed both for reasons of commercial confidentiality and that the financial arrangements between Andium Homes and the land owner are the subject of a formal pre-sale agreement which requires the price to remain confidential. That is sensible given that Andium Homes is actively seeking out other sites and disclosing the price paid for any land at this stage could potentially hamper future negotiations and slow down the delivery of much needed homes.
- b. A full Planning Obligation Agreement (POA) was negotiated prior to the planning application being submitted. The draft POA included requirements to improve, street lighting, a new bus shelter, a new JEC Sub-Station, percentage for art contribution, a £10,000 payment to the then Department for Infrastructure for Travel Plan Reviews, along with a range of improvements to the existing road network. Given that the application was refused, these works were never fully quantified, however, Andium Homes has estimated that all in, these works might total around £400,000 equating to more than £6,500 per home;
- c. Yes, as mentioned in part 'a' of this question, there is a formal pre-sale agreement between the parties dealing with all matters relating to the land, its purchase and subsequent development by Andium Homes. This is a Parish led scheme and the Parish approached Andium Homes to pursue the development for the benefit of Parishioners. Andium Homes has elected to do so on a not for profit basis using the receipts from the proposed sales to fund the entire cost of the development, including land, works, professional fees and infrastructure contributions.